

**MARKED AGENDA
ZONING REVIEW BOARD
JUNE 11, 2015
6:00 P.M. CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

New Cases

1. **U-15-05-** An Ordinance granting a Special Use Permit for the transfer of excess development density from property located at **875 West Peachtree Street (sending parcels) to property located at 1039 Dickson Pl., 1043 Dickson Pl., 1051 Dickson Pl., 1055 Dickson Pl., 1063 Dickson Place, 205 12th St., 215 12th St., 219 12th St. and 223 12th Street (receiving parcels);** and for other purposes.
OWNERS: American Heritage Medical, Inc.
APPLICANT: WP South Acquisitions, LLC.
NPU E COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL, CONDITIONAL
ZRB RECOMMENDATION: APPROVAL, CONDITIONAL
2. **Z-15-11-** An Ordinance by Zoning Committee to rezone from RG-4-C (Residential General-Sector 4-Conditional) District to the RG-4-C (Residential General-Sector 4-Conditional), for property located at **2520 Peachtree Road, N.W.**, fronting approximately 199.6 feet on the west side of Peachtree Road beginning approximately 199.83 feet south of the southeast intersection of Peachtree Road and Muscogee Avenue. Depth: Varies Area: Approximately 1.84 Acres. Land Lot 112, 17th District Fulton County, Georgia.
OWNER: 2520 Peachtree Road Condominium Association
APPLICANT: JPX Works, LLC.
NPU B COUNCIL DISTRICT 8
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30 DAY DEFERRAL, JULY 2015
ZRB RECOMMENDATION: 30 DAY DEFERRAL, JULY 2015
3. **Z-15-12-** An Ordinance by Zoning Committee to rezone from the I-2 (Heavy Industrial) District the MR-C-3 (Mixed Residential- Commercial-Sector 3) District, for property located at **1055, 1077 Brady Avenue and 1034 Howell Mill Road, N.W.**, fronting approximately 199.55 feet on the west side of Howell Mill Road beginning at the northwest intersection of Howell Mill Road and 11th Street. Depth: Varies Area: Approximately 2.979 Acres. Land Lot 150, 17th District Fulton County, Georgia.
OWNER: Uffda Holdings, LLC., Atlanta Safety Brake Service, Inc., and Joseph Marvin Jacobs Residuary Trust
APPLICANT: The Allen Morris Company
NPU E COUNCIL DISTRICT 3
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60 DAY DEFERRAL, AUGUST 2015
ZRB RECOMMENDATION: 60 DAY DEFERRAL, AUGUST 2015
4. **Z-15-13-** An Ordinance by Zoning Committee to rezone from the RG-3 and R-5 (Residential General- Sector 3 and Two Family Residential) Districts to PD-MU (Planned Development- Mixed Use) District, for property located at **600 Arnold Street, 505, 511, 515, 521, and 525 North Avenue, N.E.**, fronting approximately 184.91 feet on the west side of Arnold Street beginning at the southwest intersection of Arnold Street and North Avenue. Depth: Varies Area: Approximately 2.23 Acres. Land Lot 47, 14th District Fulton County, Georgia.
OWNER: The Arnold, LLC., Arnold Street Holdings, LLC. and 525 North, LLC.
APPLICANT: Caleb Racicot

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NPU M COUNCIL DISTRICT 2

NPU RECOMMENDATION: APPROVAL, CONDITIONAL

STAFF RECOMMENDATION: APPROVAL, CONDITIONAL

ZRB RECOMMENDATION: 60 DAY DEFERRAL, AUGUST 2015

5. **Z-15-14-** An Ordinance by Zoning Committee to rezone from the MR-4A-C (Multi-Family Residential-Conditional) District to MR-4A-C (Multi-Family Residential-Conditional) District for a change in conditions, for property located at **60 Moreland Avenue, N.E.**, fronting approximately 313.83 feet on the west side of Moreland beginning at the southwest intersection of Moreland Avenue and Hardee Street. Depth: Varies Area: Approximately 1.083 Acres. Land Lot 13, 14th District Fulton County, Georgia.

OWNER: Resources For Residents and Communities of Georgia, Inc.

APPLICANT: Rex Bray

NPU N COUNCIL DISTRICT 5

NPU RECOMMENDATION: APPROVAL, CONDITIONAL

STAFF RECOMMENDATION: APPROVAL, CONDITIONAL

ZRB RECOMMENDATION: APPROVAL, CONDITIONAL

6. **Z-15-15-** An Ordinance by Zoning Committee to rezone from the MRC-1-C (Mixed Residential Commercial-Sector 1-Conditional) District to MRC-1-C (Mixed Residential Commercial-Sector 1-Conditional) for a change in conditions, for property located at **846 Hank Aaron Drive, S.E.**, fronting approximately 141.7 feet on the east side of Hank Aaron Drive beginning at the southeast intersection of Hank Aaron Drive and Ormond Street. Depth: Varies Area: Approximately .641 Acres. Land Lot 54, 14th District Fulton County, Georgia.

OWNER: Le Thi Hoa

APPLICANT: Nayrang LLC. and Hakim Hilliard

NPU V COUNCIL DISTRICT 1

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: 30 DAY DEFERRAL, JULY 2015

ZRB RECOMMENDATION: 30 DAY DEFERRAL, JULY 2015

7. **Z-15-16-** An Ordinance by Zoning Committee to rezone from the R-4 (Single Family Residential) District to MR-3 (Multi-Family Residential- Sector 3) District, for property located at **3650 Bakers Ferry Road, S.W.**, fronting approximately 682.8 feet on the west side of Bakers Ferry Road beginning at the southwest intersection of Bakers Ferry Road and Fairburn Road. Depth: Varies Area: Approximately 4.277 Acres. Land Lot 14, 14FF District Fulton County, Georgia.

OWNER: Executive Real Estate, LLC.

APPLICANT: Dewayne Martin

NPU H COUNCIL DISTRICT 10

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: 30 DAY DEFERRAL, JULY 2015

ZRB RECOMMENDATION: 30 DAY DEFERRAL, JULY 2015

8. **Z-15-25-** AN ORDINANCE AMENDING THE ORDINANCE 04-O-1360 (Z-04-108) OF THE CITY OF ATLANTA AND THE MAPS ESTABLISHED IN CONNECTION THEREWITH BE CHANGED SO THAT THE FOLLOWING PROPERTY AS IDENTIFIED IN THE ATTACHED MAP (1121, 1123, 1125, 1127, 1964, 1968, 1969, 1970, 1973, 1977, 1981, Jones Avenue, 0 Jones Avenue (parcel number 17 02260001022), 1110, 19541957, 1964, 1967, 1968, 1972, 1976, 1967,

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1971, 1975, 1979 East Avenue and 2004 Ruth Street, N.W.), BE CHANGED FROM R-5 (TWO-FAMILY RESIDENTIAL) ZONING CLASSIFICATION TO R-4A (SINGLE-FAMILY RESIDENTIAL) ZONING CLASSIFICATION (COUNCIL DISTRICT 9, NPU-J), AND FOR OTHER PURPOSES.

NPU RECOMMENDATION: NO ACTION TAKEN

STAFF RECOMMENDATION: 30 DAY DEFERRAL, JULY 2015

ZRB RECOMMENDATION: 30 DAY DEFERRAL, JULY 2015

Deferred Cases

9. **Z-14-61-** An Ordinance by Zoning Committee to rezone from the R-4 (Single Family Residential) district to the MRC-3 (Mixed Residential Commercial) district for property located at **1099 NORTH AVENUE, N.E. AND 579 NORTH HIGHLAND AVENUE, N.E. (PARCEL NUMBER 14-0015-000-3095)**, fronting approximately 50 feet on the south side of North Avenue beginning approximately 275 feet from the southeast intersection of North Highland Avenue and North Avenue. Depth: approximately 338 feet. Area. 0.7 acres. Land Lot 15, 14th District, Fulton. County, Georgia.
OWNER: JEFFREY P. VANTOSH
APPLICANT: MARK A. DIEDRICH
NPU N COUNCIL DISTRICT 2
NPU RECOMMENDATION: NO ACTION TAKEN
STAFF RECOMMENDATION: 60 DAY DEFERRAL, AUGUST 2015
ZRB RECOMMENDATION: 60 DAY DEFERRAL, AUGUST 2015
10. **U-14-33-** An Ordinance granting a Special Use Permit pursuant to Section 16-06A.005 (1) (g) for a Personal Care Home, property located at **2041 JOSEPH E. BOONE BOULEVARD, N.W.**, fronting approximately 51 feet on the north side of Joseph E. Boone Boulevard and approximately 500 feet east of the northeast intersection of Joseph E. Boone and New Jersey Avenue. Depth: approximately 150 feet. Acres: approximately 0.171 Land Lot 175 14th District, Fulton County Georgia.
OWNER: SK AND T MORTGAGE, LLC/KENNETH P. SHIELDS
APPLICANT: KEN P. SHIELDS
NPU J COUNCIL DISTRICT 3
NPU RECOMMENDATION: NO ACTION TAKEN
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE
11. **U-14-32-** An Ordinance granting a Special Use Permit pursuant to Section 16-18K.004 (1) (3) (a), of the Zoning Ordinance of the City of Atlanta for a **COMMUNITY SERVICES FACILITY**, for property located at **678 JOSEPH E. BOONE BOULEVARD (FORMERLY SIMPSON ROAD), N.W.**, fronting approximately 60 feet on the southwest side of Joseph E. Boone (formerly Simpson Road) and approximately 50 feet from the southeast corner of Sunset Avenue and Joseph E. Boone. Depth: varies. Area: 0.344 acres. Land Lot 110, 14th District Fulton County, Georgia
OWNER: 678 SIMPSON STREET PARTNERS, LLC
APPLICANT: SHARON M. LEWONSKI
NPU L COUNCIL DISTRICT 3
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: APPROVAL, CONDITIONAL
ZRB RECOMMENDATION: APPROVAL, CONDITIONAL

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12. **Z-15-07-** An Ordinance by Zoning Committee to rezone from the R-1 (Single-Family Residential) District to the PD-H (Planned Development-Housing), for property located at **1475 West Paces Ferry Road, N.W.**, fronting approximately 530 feet on the north side of West Paces Ferry Road beginning approximately 777 feet east of the northeast intersection of West Paces Ferry Road and Old Plantation Road. Depth: Varies Area: Approximately 3.05 Acres. Land Lot 217 and 198, 17th District Fulton County, Georgia.
OWNER: Muneeb Syed
APPLICANT: Aaron McCullough
NPU A COUNCIL DISTRICT 8
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: 30 DAY DEFERRAL, JULY 2015
ZRB RECOMMENDATION: 30 DAY DEFERRAL, JULY 2015
13. **Z-14-42-** An Ordinance to rezone from the R-3 (Single Family Residential) District to the MR-3(Multifamily Residential) District, for property located at **3537, 3541, 3545, 3549 and 3555 ROXBORO ROAD, N.E.**, fronting approximately 316 feet on the northwest side of Roxboro Road beginning approximately 191 feet from the intersection of Kingsboro Road and Roxboro Road. Depth: varies. Area: approximately 1.814 acres. Land Lot 9, 17th District Fulton County, Georgia.
OWNERS: D&B LOWENKOPF FAMILY TRUST, DAVID LOWENKOPF TRUSTEE, JOHN ROBERTS, JR., JAMES REDDING, and BYRON BILLINGSLEY
APPLICANT: DAVID L. SMITH
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: APPROVAL, CONDITIONAL
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

End of Agenda